

PB# 86-14

Arnold Bernstein

9-1-18

86-14

Arnold Bernstein Site Plan

86-14

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received 2/4/86
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 25

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Survey and Site Plan for Arnold A. Bernstein
2. Name of Applicant Arnold A. Bernstein Phone 565-8990
Address 295 Broadway New Windsor New York 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record Arnold A. Bernstein Phone 565-8990
Address 295 Broadway New Windsor New York 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person Preparing Plan Patrick T. Kennedy, L.S. Phone 564-0906
Address 647 Little Britain Rd., New Windsor, N.Y. 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney Michael J. Brennan Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the west side of N.Y.S. Rte 32
2,500'± feet North
(Street) (direction)
of Union Ave
(Street)
7. Acreage of Parcel 23,517 square feet
8. Zoning District P.F.
9. Tax Map Designation: Section 9 Block 1 Lot(s) 18
10. This Application is for the use and Construction of Conversion of an existing Dwelling to a professional office
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case Number and Name _____
12. List all contiguous holdings in the same ownership
Section None Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

30th day of January, 1986 Arnold A. Bernate
(Applicant's Signature)
John W. Callanan contract owner
Notary Public Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

JOHN W. CALLANAN
NOTARY PUBLIC, State of New York
#400053
Qualified in Putnam and Orange Counties
Commission Expires March 15, 1987

COUNTY OF ORANGE
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides _____ in the
(Owner's Address)
county of _____ and State of _____
and that he is (the Owner in fee) of (_____ of the _____
(Official Title)

Corporation which is the Owner in fee) of the premises described in
the foregoing application and that he has authorized _____

_____ to make the foregoing application for
special use approval as described herein.

Sworn before me this

_____ day of _____, 1986 _____
(Owner's Signature)

Notary Public

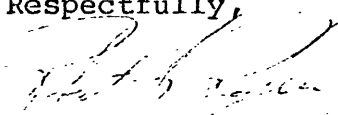
INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 12 March 1986
SUBJECT: Arnold A. Bernstein Site Plan

Please be advised that Patrick T. Kennedy; L.S., has changed the site plan of Arnold A. Bernstein, to comply with the requirements of handicapped parking.

This site plan is approved by this office, as of this date.

Respectfully,



Robert F. Rodgers

cc: Building Inspector

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: *Janet S. Hennessey*

TITLE: *Land Surveyor*

REPRESENTING: *Arnold A. Bernstein*

DATE: *Jan. 28, 1986*



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

ARNOLD A. BERNSTEIN

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 18 FEBRUARY 1986.

 The site plan or map was approved by the Bureau of Fire Prevention.

 X The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

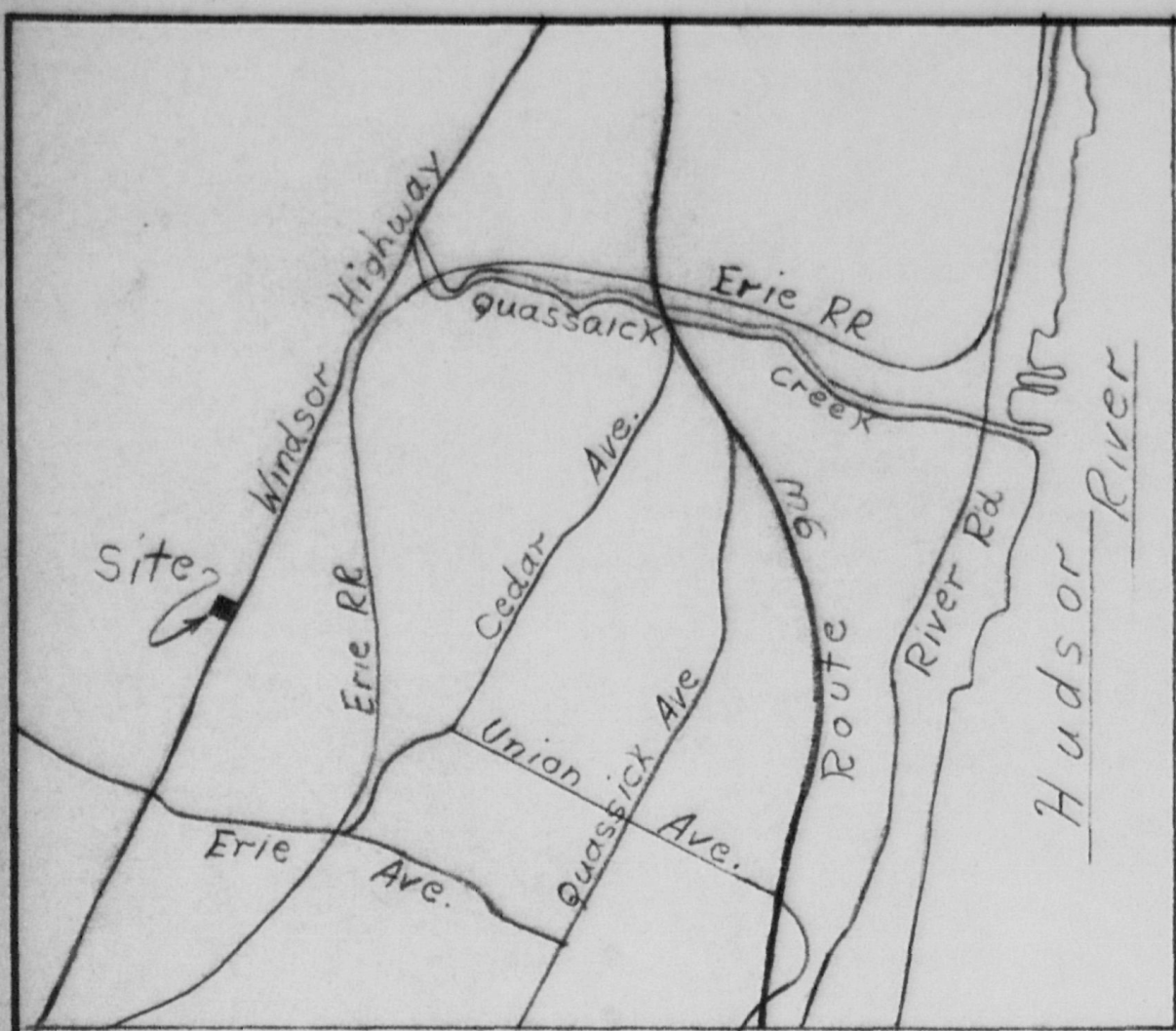
Part 1102.4; Title 9 NYCRR - Having eight (8) parking spaces, one (1) shall be designated for handicapped, to be installed in conformance with ANSI A117.1-1980 "Specifications for Making Buildings and Facilities Accessible to and Usable by Physically Handicapped People."

Ramp is shown on Site Plan.

Robert H. Fisher
Fire Inspector

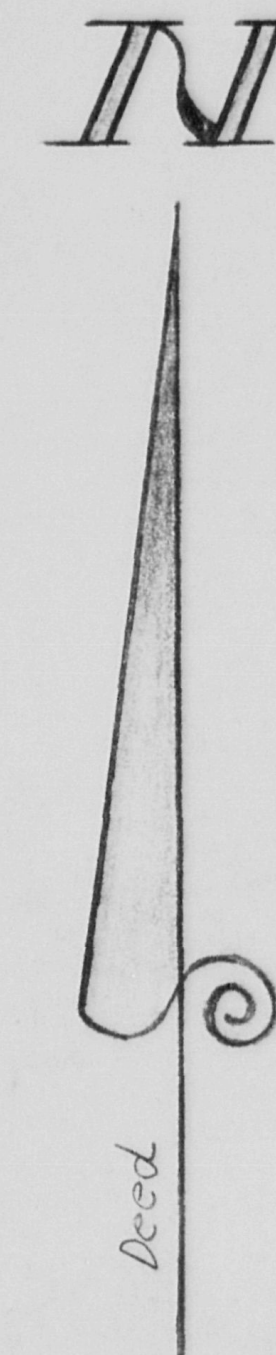
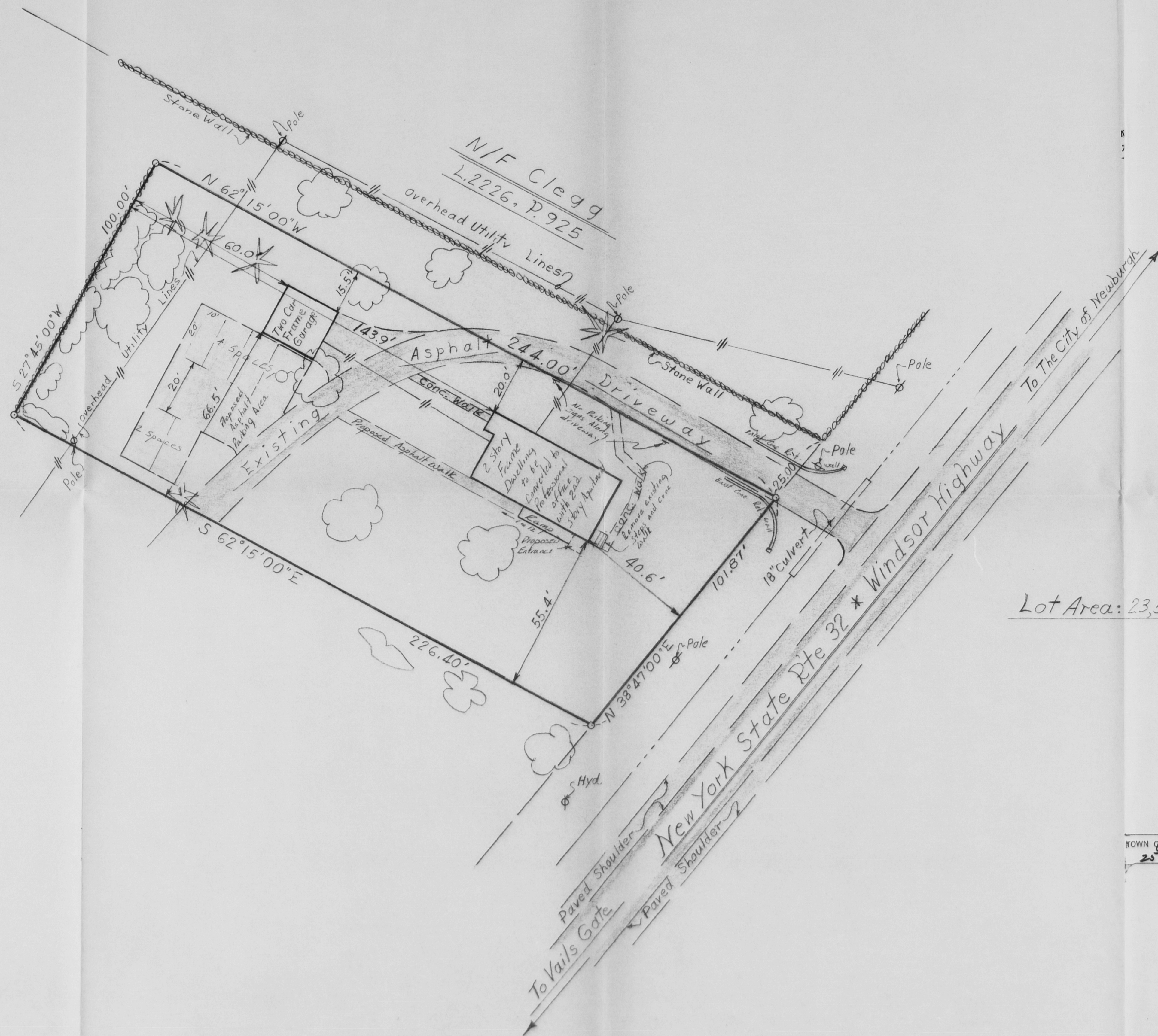
SIGNED: _____

CHAIRMAN



Location Map
Scale 1"=2,000'

N/F Crosta
L. 1089, P. 191



Tax Map Data:

Section: 9
Block: 1
Lot: 18

Deed Reference:

Liber. 1981, Page 1086

Zoning District PI

Minimum Required

Lot Area: 40,000
Lot Width: 150'
Front Yard: 50'
Side Yard: 15/40'
Rear Yard: 20'

Floor Area Ratio: .6

Notes:

- ① The Premises & Structures shown hereon are pre-existing conditions with no expansions proposed.
- ② Lot Area & Front Yard are pre-existing and non-conforming.

Parking Requirements:

Professional Office:

1 Space per 2000 S.F. of Floor Area.
Floor Area of Office 1,150 S.F.
Spaces Required 6
2 Spaces Required for Apartment use.

Total Spaces Required 8

Spaces Provided 8

Note:

Subject to! together with rights of ingress over the common driveway shown along with others.

APPROVAL GRANTED
TOWN OF NEW WINDSOR PLANNING BOARD
25 March 1986
BY *[Signature]*
Chairman

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE 3/18/86 SIGNATURE *[Signature]*

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 2209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's linked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveying promulgated by the New York State Association of Professional Land Surveyors. Such certifications shall run only to the person for whom the survey is prepared, and shall not be held by the land company, governmental agency and lending institution listed herein, and to the successors of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.



Lic. No. 49219

Patrick T. Kennedy L.S.	
647 Little Britain Rd * New Windsor, New York 12550	
SCALE: 1"=20'	APPROVED BY:
DATE: Dec. 12, 1985	REVISION: 1/12/86
Survey & Site Plan of Lands for	
Arnold A. Bernstein	
Town of New Windsor	
Orange County, New York	
DRAWING NUMBER	85-439

To: Arnold A. Bernstein
First American Title Insurance
Company and Key Bank of South-
Eastern, New York, N.A. its
successors and assigns, certified
to be a correct and accurate survey.

Jan. 28, 1986